

APPROVED 4-2-12
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, March 5, 2012 at the North Haven Memorial Library, 17 Elm Street, in the Community Room at 7:00 PM.

MEMBERS PRESENT:

Vern E. Carlson, Chairman
Douglas E. Roberts, Vice Chairman
Curtis D. Andrews, Sr., Secretary
James J. Giulietti
Theresa Ranciato-Viele
Edward M. Homa, Alternate

MEMBERS ABSENT:

Richard E. Wilson, Alternate

OTHERS PRESENT:

Alan A. Fredricksen, Land Use Administrator
Jonathan Bodwell, Town Engineer
Mary Lee Rydzewski, Public Stenographer
Sandra Lion, Clerk

AGENDA:

Mr. Carlson, Chairman, opened the meeting at 7:05 p.m. and introduced the Commissioners, alternates, town staff and the clerk. Then he asked if there were any changes to the agenda. Mr. Fredricksen, Land Use Administrator, stated that application #P12-05, 73 Defco Park Road, is postponed to the April 2, 2012 meeting.

PUBLIC HEARING:

Mr. Andrews read the call for the first Public Hearing.

1. #P12-03 Application of Philip Doyle, Applicant, proposed amendment to the North Haven Zoning Regulations, to add Section 3.2.1.10, to permit Veterinary Referral Centers in Office "O" Zoning Districts. The proposed amendment is on file in the Land Use Office and the Office of the Town Clerk.

Mr. Philip Doyle, applicant, presented a proposed zoning regulation amendment that would permit Veterinary Referral Centers in Office "O" Zoning Districts. The Veterinary Center would be located at 8 Devine Street and occupy Building #3 on this site. This center will operate Monday through Saturday, 24 hours a day. The Commission asked questions and Mr. Doyle and Mr. Ken Aldridge of the New Haven Central Hospital for Veterinary Medicine, responded.

Mr. Carlson asked for public comment. There being no public comment; the Public Hearing was closed.

The Commission elected to hear applications #P12-04S and #P12-04 together.

Mr. Andrews read the call for the second Public Hearing.

2. #P12-04S Special Permit Application/Certificate of Location (as authorized by Section 8.10.1), of Timothy J. Lee, Applicant, 354 Washington Avenue, LLC, Owner, relative to 344 Washington Avenue, (Map 85, Lot 123). Plan Entitled: Improvement Location Survey, 344-354 Washington Avenue, North Haven, Connecticut. Prepared by Criscuolo Engineering, LLC. Dated 3/22/04, rev. 6/18/08. Scale 1" = 30'. CB-40/R-12 Zoning Districts.
3. #P12-04 Site Plan Application of Timothy J. Lee, Applicant, 354 Washington Avenue, LLC, Owner, relative to 344 Washington Avenue, (Map 85, Lot 123). Plan Entitled: Improvement Location Survey, 344-354 Washington Avenue, North Haven, Connecticut. Prepared by Criscuolo Engineering, LLC. Dated 3/22/04, rev. 6/18/08. Scale 1" = 30'. CB-40/R-12 Zoning Districts.

Attorney Timothy Lee presented the application for the issuance of a Certificate of Location for a liquor permit and the application for the change of use of approximately 4,021 square feet of retail space for Leon's Restaurant. He then discussed the conversion of 281 square feet of existing covered sidewalk to an outdoor eating area and parking calculations. A proposed outdoor freezer will require variances from the Zoning Board of Appeals prior to any approvals. The Commission asked questions and Attorney Lee and Mr. Varipapa of Leon's Restaurant, responded.

Mr. Carlson asked for public comment. There being no public comment; the Public Hearing was closed.

4. #P12-05 Site Plan Application of Steven Dostie, Owner and Applicant, relative to 73 Defco Park Road, (Map 95, Lot 25). Plan Entitled: Proposed Site Development Plan, 73 Defco Park Road, North Haven, Connecticut. Prepared by John Paul Garcia and Associate, PC., Dated 2-2-12. Scale 1"= 30'. IL-80 Zoning District.

This application is postponed to the April 2, 2012 meeting.

OTHER:

#P11-39, 290 Washington Avenue

Mr. Jim Pretti of Criscuolo Engineering explained the site plan modification. He stated that the North Haven Fairground Association is requesting to reduce the distance between buildings #3 and #4 from 20' to 10'.

Mr. Giulietti moved to approve the site plan modification for application #P11-39, 290 Washington Avenue; Mr. Andrews seconded the motion. The Commission voted as follows.

Carlson – aye Roberts – aye Andrews – aye Giulietti – aye Ranciato-Viele - aye

#P08-16, 400 Universal Drive North – Dumpster Pad

Mr. Jonathan Bodwell, Town Engineer, stated that the dumpster pad installed at 400 Universal Drive North was not included on the approved site plan. The Commission asked questions and Mr. Bodwell responded.

Mr. Roberts moved to approve the dumpster pad for application #P08-16, 400 Universal Drive North; Mr. Andrews seconded the motion. The Commission voted as follows:

Carlson – aye Roberts – aye Andrews – aye Giulietti – aye Ranciato-Viele – aye

CEASE & DESIST ORDERS:

Mr. Alan Fredricksen, Land Use Administrator, outlined current zoning violations with the Commission.

2122 Hartford Turnpike – renting violation. A Cease & Desist was sent on February 29, 2012.

DELIBERATION SESSION:

Mr. Andrews moved to go into deliberations; Mr. Roberts seconded the motion. All were in favor.

PUBLIC HEARINGS:

1. #P12-03 Application of Philip Doyle, Applicant, proposed amendment to the North Haven Zoning Regulations, to add Section 3.2.1.10, to permit Veterinary Referral Centers in Office “O” Zoning Districts.

Mr. Roberts moved to approve the application; Mr. Andrews seconded the motion. The Commission voted as follows:

Carlson – aye Roberts – aye Andrews – aye Giulietti – aye Ranciato-Viele – aye

The application was approved with an effective date of April 1, 2012.

2. #P12-04S Special Permit Application/Certificate of Location (as authorized by Section 8.10.1), of Timothy J. Lee, Applicant, 354 Washington Avenue, LLC, Owner, relative to 344 Washington Avenue.

Mrs. Ranciato-Viele moved to approve the application; Mr. Roberts seconded the motion. The Commission voted as follows:

Carlson – aye Roberts – aye Andrews – aye Giulietti – aye Ranciato-Viele – aye

The application was approved.

3. #P12-04 Site Plan Application of Timothy J. Lee, Applicant, 354 Washington Avenue, LLC, Owner, relative to 344 Washington Avenue.

Mr. Roberts moved to approve the application with a waiver of the required sidewalks, along Temple Street, the existing parking as shown on the site plan, and the requirement of ZBA approval for the outdoor freezer; Mr. Andrews seconded the motion. The Commission voted as follows:

Carlson – aye Roberts – aye Andrews – aye Giulietti – aye Ranciato-Viele – aye

The application was approved with conditions.

EXTENSIONS: None

BOND RELEASES & REDUCTIONS:

#P06-35, 66 State Street – Agway

Mr. Andrews moved to release the entire bond for application #P06-35, 66 State Street, in the amount of \$15,000.00; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

Carlson – aye Roberts – aye Andrews – aye Giulietti – aye Ranciato-Viele – aye

#P11-32, 66 State Street – Agway

Mr. Andrews moved to release the remaining balance of the bond for application #P11-32, 66 State Street, in the amount of \$2,500.00; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

Carlson – aye Roberts – aye Andrews – aye Giulietti – aye Ranciato-Viele – aye

CHANGE OF USE: None

CORRESPONDENCE: - 500 Middletown Avenue
- Student Housing Ordinance
- Clearscape, Winter 2012
- ZEO Report

Mr. Fredricksen reviewed the correspondence with the Commission.

MINUTES:

February 6, 2012

Mr. Roberts moved to approve the minutes of the February 6, 2012 meeting; Mr. Andrews seconded the motion. The Commission voted as follows:

Carlson – aye Roberts – aye Andrews – aye Giulietti – aye Ranciato-Viele – aye

ADJOURN:

There being no further business, Mr. Andrews moved to adjourn; Mr. Roberts seconded the motion. The meeting was adjourned at 8:07 PM.